

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10741 Robert B. Lucas T/A Luke's Distributors,
appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 20, 1971.

ORDERED:

That the appeal for variance from the use provisions of C-3-B District to permit side addition to existing warehouse at 425 L St., NW., lots 839, 53-56, Square N-515, be denied.

FINDINGS OF FACT:

1. The subject property is located in an C-3-B District.
2. The property is currently being used as a wholesale establishment.
3. The appellant proposes to construct a new addition to the existing warehouse.
4. The existing warehouse is a non-conforming use having been constructed 20 years ago. The addition will be used for an office and storage space.
5. No opposition was registered at the Public Hearing to the granting of the appeal.

OPINION:

We are of the opinion that the appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further, we hold that the requested relief can not be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board